

COUNCIL ON HOUSING  
Public Session  
Luther Towers Building I  
Dover, Delaware  
May 8, 2013

**Motions**

- Approval of Resolution No. 463, Sacred Heart Village II.

**Action Items**

- Mr. Heckles – send radio spots information to Council.
- Mr. Peters – send Housing Policy recommendations for the Annual Report to Council.

Ms. Sokolowski, Chair, called to order the public session of the Council on Housing at 2:10 p.m. on May 8, 2013. In addition to Ms. Sokolowski, the following Council members were present:

Pat Batchelor	Donna Mitchell
Francis Julian	Ralph Peters
Hugh Leahy	Norma Zumsteg
Corrine Massey	

The following Council members were absent and excused from the meeting:

Connie Louder	Vincent White
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Also attending:

Anas Ben Addi, Director, Delaware State Housing Authority (DSHA)  
Lynda Blythe, Administrative Specialist III, DSHA  
Susan Eliason, Director of Housing Development  
Matthew Heckles, Legislative and Policy Advisor, DSHA

Guests present:

Donald Burris, Luther Towers  
Br. Ronald Giannone, Ministry of Caring (MOC)  
Anthea T. Piscarik, MOC  
Mark Poletunow, MOC  
Priscilla Rakestraw, MOC

## **APPROVAL OF MINUTES**

Ms. Zumsteg moved, and Mr. Julian seconded, that the Minutes of April 10, 2013 be approved as written. The motion was passed unanimously.

## **DSHA REPORT** – Mr. Ben Addi

- **Manufactured Housing Assistance Program**
  - Press Event was held May 5.
  - Attendees included: Governor Markel, Attorney General Beau Biden, as well as key legislators, housing counselors and other partners. Ms. Zumsteg was thanked for her attendance.
  - Much interest was created by the good press coverage of the press event.
  - Eligible applicants will work with housing counselors and submit an application to DSHA.
- **DSHA Homebuyer Fair**
  - The 3<sup>rd</sup> Annual Fair was held April 27<sup>th</sup> at the Christiana Hilton.
  - Approximately 230 attendees, including many serious buyers.
  - A new venue will be selected for next year due to increased attendance.
  - A smaller version of the Fair will be planned for Sussex County next year.
- **Housing Matters**
  - Talk-show type radio spots have begun advertising either a program that DSHA currently offers or things happening in housing. Commercials thus far:
    - Fair Housing
    - DelawareHousingSearch.org
    - DSHA products, especially Home Again for repeat homebuyers, should be run in June.
- **Mortgage Credit Certificate (MCC)**
  - New program to be introduced in June.
  - IRS-authorized use of bond funds.
  - Eligible to first-time homebuyers or those who have not owned a home in the last three years.
  - Eligibility criteria same as current DSHA mortgage.
  - Borrowers may claim a yearly non-refundable tax credit for mortgage interest paid up to \$2,000.
  - DSHA will issue the MCC but it is not necessary to use a DSHA program for other funding.
  - Fee is \$250 to cover application processing and follow-up work.
  - Anticipated to write over 400 certificates this year, depending upon the bond market.
- **Housing Development Fund (HDF)**
  - Ms. Eliason and her team were thanked for overhauling the current program.
  - A meeting was held April 29<sup>th</sup> to review recent changes. Council members attending were: Ms. Batchelor, Mr. Leahy, Mr. Peters, Ms. Sokolowski, and Ms. Zumsteg attending; Ms. Louder participated via telephone.
  - Revisions will be on-going as needed.

- Only one cycle will now be held beginning this June. Two rounds previously were held, i.e. January and July.
- Congratulations were extended to Ms. Mitchell on her recent appointment as President of Deutsche Bank Trust Company Delaware.

## **COMMITTEE REPORTS**

### **LOAN REVIEW** – Mr. Leahy

The committee met on April 29<sup>th</sup> and reviewed one funding request for Sacred Heart Village II in the amount of \$1,300,000 for a 26-unit development for the elderly in Wilmington.

After due discussion, it is the recommendation of the committee that the following request be considered by Council:

- Sacred Heart Village II - Resolution No. 463. Ms. Batchelor moved the request be approved. Ms. Zumsteg seconded the motion which was unanimously passed.

### **OPERATIONS** – None.

### **HOUSING POLICY** – Mr. Peters

Two meetings were held April 29<sup>th</sup> –

- First – a meeting with the Loan Review Committee to discuss the new HDF single-date application process.
- Second – without the Loan Review Committee, to consider recommendations for the Law and Policy focus section of the 2013 Annual Report.
  - Six recommendations have been forwarded to the Communications Committee.
- Several manufactured housing bills are being presented to the Legislature this year.
  - One bill, Senate Bill #33 regarding rent control, will be reviewed by the committee to determine if they would recommend Council's support.
  - Another bill regards whether, upon sale of the sale home, the lease would go to the buyer.

### **COMMUNICATIONS** – Ms. Batchelor

- Figures to be included in the Annual Report will not be available until the end of June.
- The Executive Summary needs to be expanded as to what Council wants to focus on for the coming year.
- Mr. Peters will send the Housing Policy recommendations, sent to Communications, to all Council members.
- Using the Vision and Mission statements along with the recommendations, Council member's comments are to be emailed to Ms. Batchelor.

**OTHER BUSINESS OLD/NEW –**

Mr. Heckles assured Council that the Governor's office is aware of the one vacancy on the Council, which must be from the City of Wilmington. Council members are encouraged to recommend individuals to apply.

**SCHEDLING OF NEXT MEETING**

The next meeting will be held on June 12, 2013, at 2:00 p.m. in the Community Building at Huling Cove, 1140 Savannah Road, Lewes, DE.

**ADJOURNMENT**

Upon motion made by Ms. Zumsteg and seconded by Mr. Peters, the meeting was adjourned at 3:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Lynda T. Blythe".

Lynda T. Blythe

Note: Copies of materials referenced as "attached" in these Minutes are available upon request.